

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

Town Planning - Ramanayyapeta Gram Panchayat (covered by the Master Plan of Kakinada Town) - Change of land use from Industrial use and Urbanisable use to Residential use for the site in Rs.Nos.173/2 and 181/2 of Ramanayyapet Gram Panchayat to an extent of Ac.6.55 cents and re-alignment of 100 feet wide Master Plan Road - Draft Variation - Confirmed - Orders - Issued

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 463

Dated:13-10-2011.

Read the following:-

- 1) G.O.Ms.No.389 MA., dated 10-09-1975.
- 2) From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.6652/09/R, dated:30-09-2009 & 30-05-2011.
- 3) Govt. Memo No.16536/H1/2009-3, dated:06-08-2011
- 4) Commissioner of Printing, A.P. Extraordinary Gazette No.436, Part-I, dt:11-08-2011.

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ORDER:-

The draft variation to the Kakinada General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.389 MA., dated:10-09-1975 was issued in Government Memo.No.16536/H1/2009-3, Municipal Administration & Urban Development Department, dated:06-08-2011 and published in the Extraordinary issue of A.P. Gazette No. 436, Part-I, dated:11-08-2011. No objections and suggestions have been received from the public within the stipulated period. The Director of Town & Country Planning in his letter dated:30-05-2011 has stated that the Panchayat Secretary, Ramanayyapet Gram Panchayat has informed that the applicant has paid an amount of Rs,1,06,027/- (Rupees one lakh six thousand and twenty seven rupees only) towards Development/ Conversion charges vide Ch.No.13324, dt:17-06-2009 as per GO.Ms.No.158, MA dated:22-03-1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT (UD)**

To
The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.
The Director of Town and Country Planning, Hyderabad.
The Regional Deputy Director of Town Planning, Rajahmundry.
The Panchayat Secretary, Ramanayyapeta Gram Panchayat (covered by the Master Plan of Kakinada Town.

Copy to:

The individual through the Panchayat Secretary, Ramanayyapeta Gram Panchayat (covered by the Master Plan of Kakinada Town.
The District Collector, East Godavari District.
SF/SC.

//FORWARDED ::BY:: ORDER//

SECTION OFFICER

**APPENDIX
NOTIFICATION**

In exercise of the powers conferred by clause (a) of Sub- Section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920, the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Kakinada Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.436, Part-I, dt:11-08-2011, as required by clause (b) of the said section.

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VARIATION

The site in Sy.Nos.173/2, 181/2 to an extent of Ac.6.55 cents of Ramanayyapet Grampanchayat and Re-alignment of 100'-0" wide (A-A) Master Plan road along A-A1-A along existing NFCL road of Kakinada General Town Planning and the boundaries which are as shown in the schedule below and which is earmarked for Industrial and Urbanisable use in the General Town Planning Scheme (Master Plan) of Kakinada Town sanctioned in G.O.Ms.No.389 MA., dated;10-09-1975, is designated for Residential use by variation of change of land use as marked "BION" as shown in the revised part proposed land use map GTP.No.5/2011/R which is available in Municipal Office, Kakinada Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain prior approval for layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall leave 60 feet wide land for road purpose
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Approved L.P.No.159/91.
East	:	Approved LP No.132/89, vacant land and 80'-0" wide proposed Master Plan road.
South	:	(A-A1-A) existing 58'-0" wide NFCL road widened to 100'-0" wide as per Govt. Memo No.16536/H1/2009-2, dated:31-08-2010.
West	:	R.S.No.67 of Sarpavaram village and S.No.173/2A of Ramanayyapet (Village).

B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT (UD)

SECTION OFFICER